

Planning for the Future

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Puget Sound Regional Council

PSRC



KITSAP COUNTY
Washington

Regional Planning

Growth Management Act (GMA)

County Population Projections



Bainbridge Isl. Comp. Plan

Adopted Growth Strategy

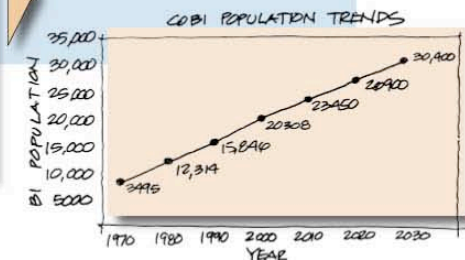
- 50% Downtown — Half in Mixed-use Town Center
- 10% in Service Centers
- 40% in the Remainder of the Island



Ferry/Gateway District N'hood Planning

Projected Growth

- 2025 and Winslow Tomorrow Planning
- 7600 New Residences Island-wide
- 3300 New Residences Downtown
- 1650 New Residences in Mixed-use Town Center
- 1650 New Residences in Surrounding Downtown Areas (The Frame)



Planning Principles

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- Accommodate growth and preserve the special character of the Island, community, and neighborhood.
- Steward resources and protect fragile water resources.
- Build a complete, sustainable community — accessible, affordable, social, beautiful and diverse.
- Winslow and Winslow Way remain the community center of Island culture and commerce.
- Provide transportation choices to facilitate safe “access for all.”
- Connect the town to the harbor.
- Encourage a ‘park once district’ by providing plentiful and accessible parking.
- Provide variety of artistic, green gathering spaces.
- Organize and regulate to stimulate investment downtown.
- Consider costs and benefits to property owners when making land use decisions.



Comprehensive Plan Policies

- Anticipate Change in Area
- Housing 24-60 du/ac
- Structured Parking
- Design Guidelines
- Extension of Core?

Project Priorities & Program

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Project Priorities

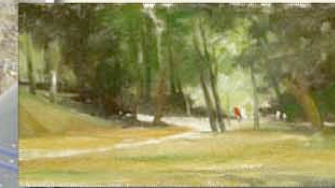
- Master Plan supports adopted growth strategy and regulations.
- Enduring, exemplary, artistically designed buildings, spaces and infrastructure.
- Protect natural resources, sustain or improve ecological function, use land efficiently.
- The built environment reflects sustainable design principles.
- Livable neighborhood with mix of land uses and services which promote social interaction and diverse housing while reducing energy consumption and auto-dependency.
- Safe multimodal transportation choices consider current and future needs.
- Streets are multifunctional, lined with vibrant uses that sustain economic vitality. Streets are designed as places for people, bikes and vehicles.
- Physical and visual connection to water.
- Sufficient, attractive, functional parking to support planned uses.

- Ecological connections, landscaped corridors and gathering spaces
- Align development code with policies in Comprehensive Plan.
- Economically viable, socially responsible and environmentally appropriate. Achievable plan.



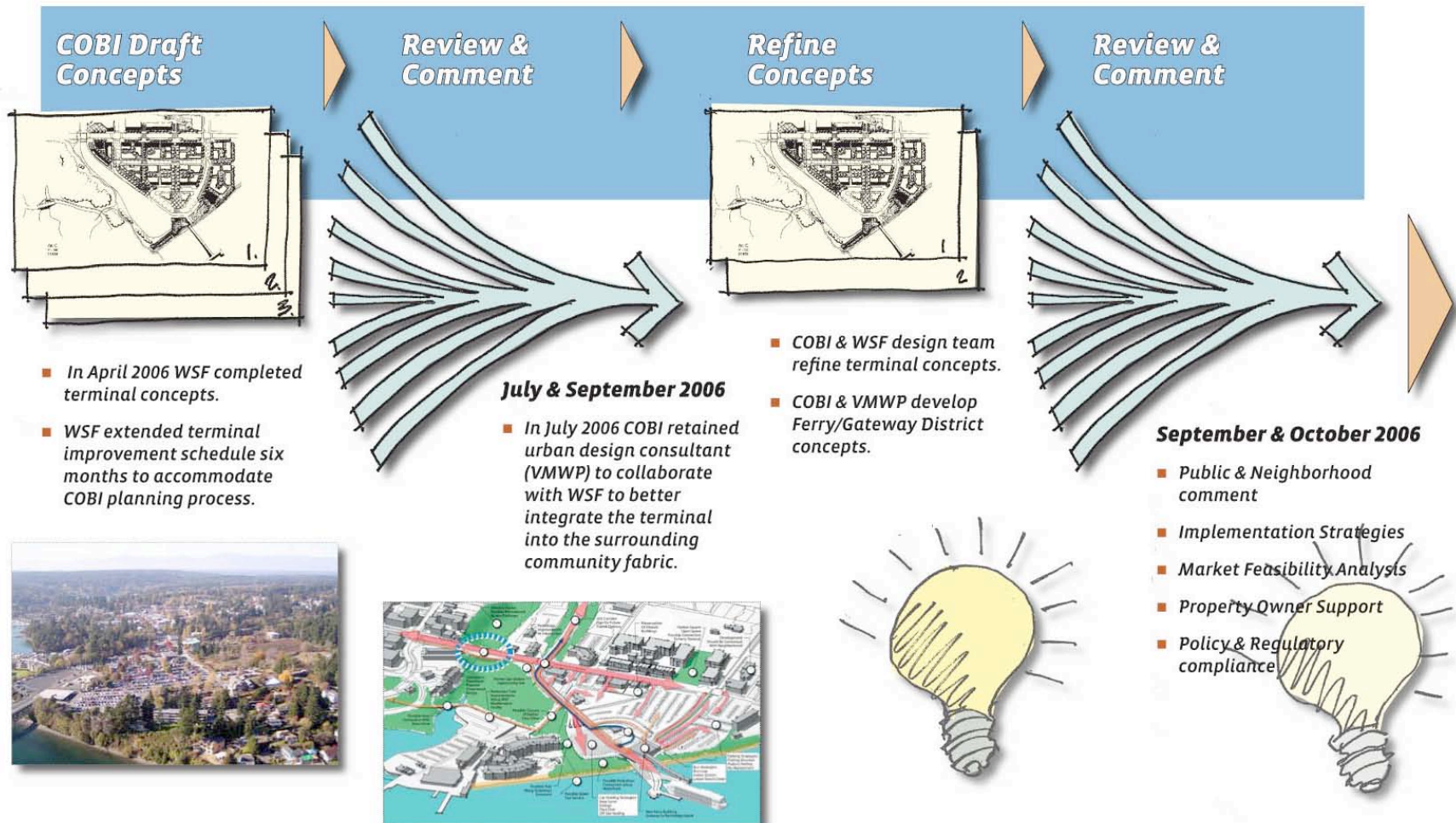
Land Use Program

- Public Access to Shoreline
- Housing
- Commercial uses
- Public space
- Green space
- Parking to support land uses
- Good access and circulation
- State of the art utilities



Exploration of Concepts

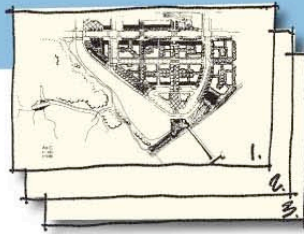
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Development of Preferred Alternative

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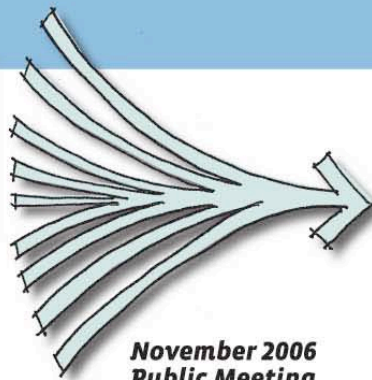
Draft Alternatives



October & November 2006

- Advance and improve concepts
- Address input from public and private interests
- Address environmental, legal and financial issues in greater detail
- Refine program elements with property owners and community
- Illustrate Alternatives

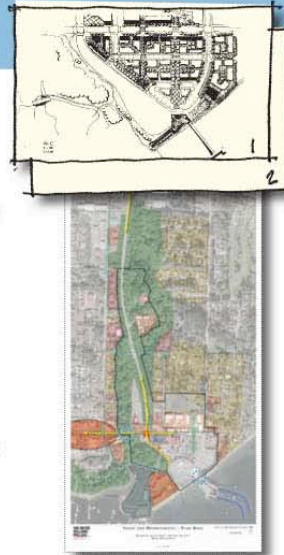
Review & Comment



November 2006 Public Meeting

- Public and neighborhood support
- Implementation strategies with action plan
- Market feasibility analysis
- Property owner support
- Policy and regulatory compliance

Refine Alternatives



December 2006

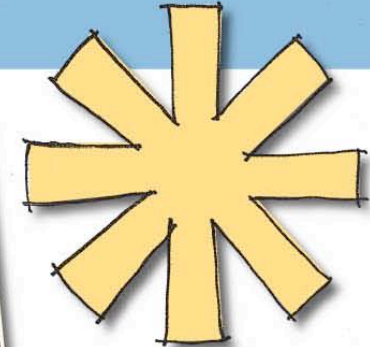
Community Preferred Alternative



Early 2007

- Policies, Programs, Projects and Planning
- Comprehensive Plan Amendments
- Zoning Code amendments
- Design Guidelines

Environmental Coordination with WSF



2007 – 2008

- SEPA on Neighborhood Plan



COMMON GOALS

Common Goals City of Bainbridge Island & WSF

Community Integration

Environmental Stewardship

Operational Efficiency

Economic Benefit — return to community,
WSF and property owners

COBI Project Principles

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Provide transportation choices to facilitate safe “access for all.”

Connect the town to the harbor.

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Provide variety of artistic, green gathering spaces.

Organize and regulate to stimulate investment downtown.

Consider costs and benefits to property owners when making land use decisions.

WSF Project Goals & Priorities

Create a balance of operational efficiency, environmental stewardship, economic opportunities, and community integration in the new facility.

Provide a truly operationally effective facility that is accessible for all users.

Demonstrate environmental leadership.

Actively seek economic partnerships and opportunities.

Improve relationships with customers and community through clear communication of the WSF system responsibilities, the project criteria and the resulting decisions.

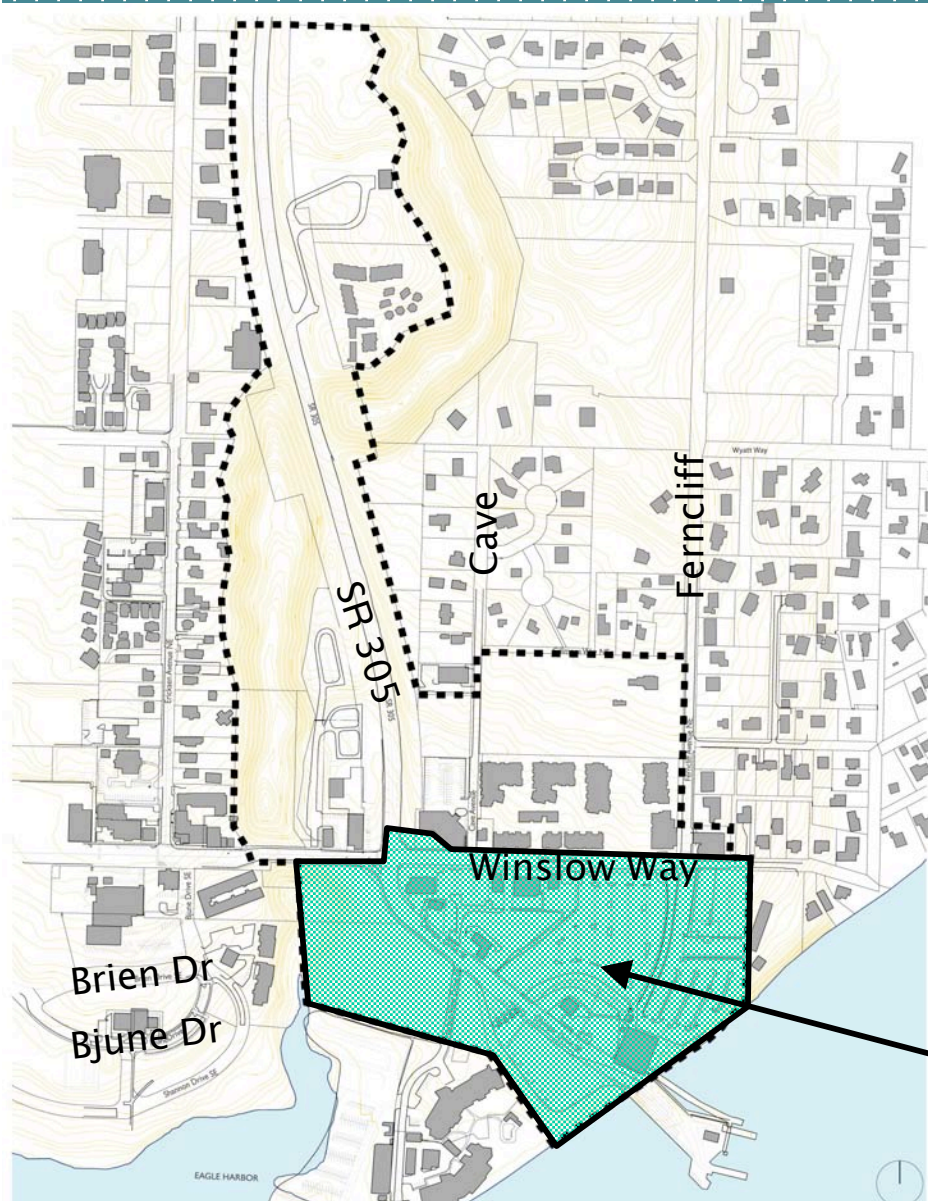
Actively engage the silent majority of Bainbridge residents.

Focus on the total experience of our customers.

Arrive at a comprehensive solution instead of simply choosing a direction due to lack of time, energy or money.

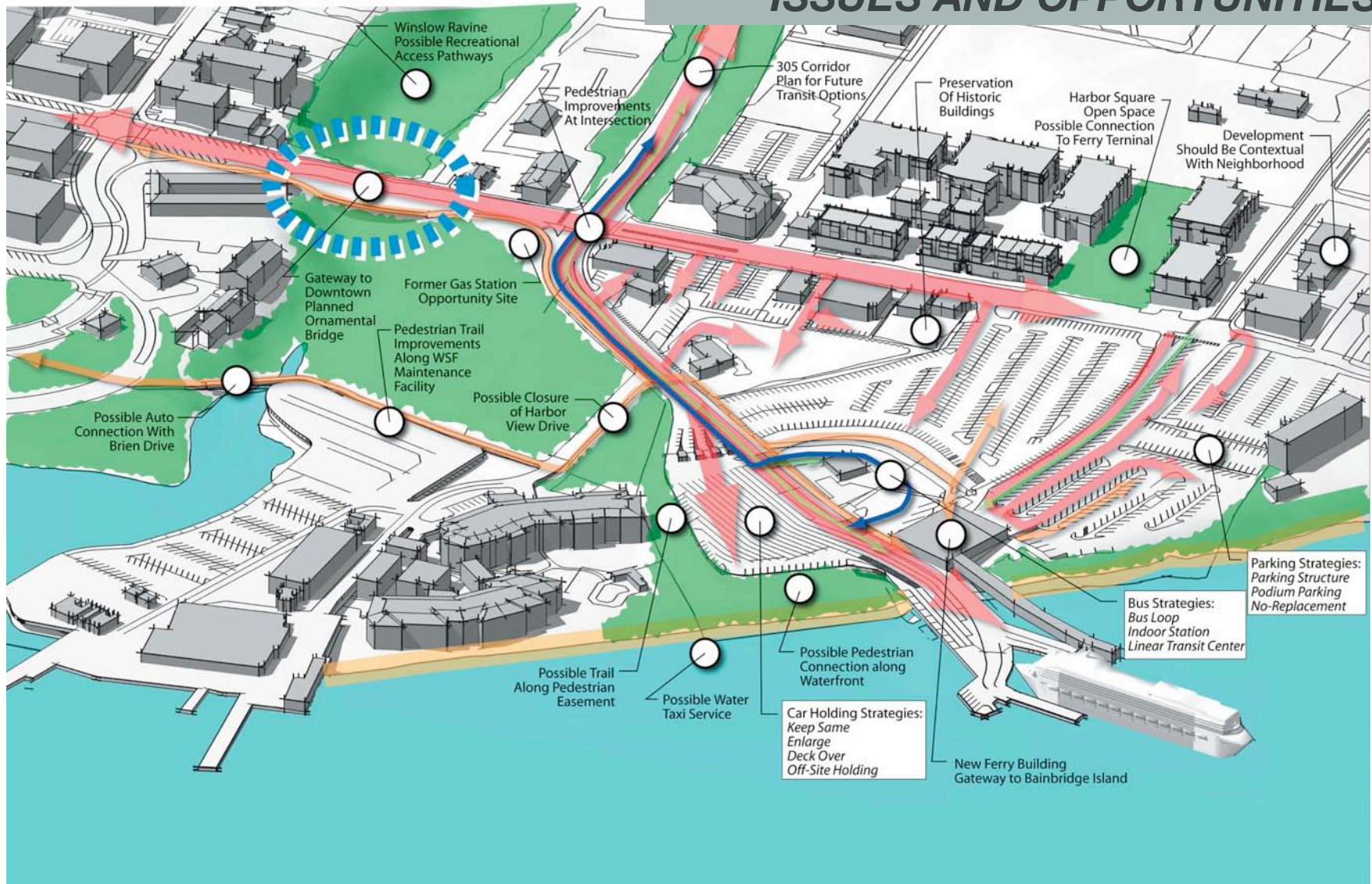


PLAN AREA



Area of Focus Tonight

ISSUES AND OPPORTUNITIES



MAJOR CHALLENGES

- Pedestrian and bike connection from west side of Olympic Drive to Ferry Terminal.
- Connection and public waterfront access from both the west and east sides including pedestrian easement trail to waterfront
- Road connection from Eagle Harbor Condos and WSF Maintenance Yard to Bjune / Brien Drives over ravine inlet
- Enlargement of car holding area capacity
- New neighborhood character and quality
- Enlargement of Bus transit center capacity and designated circulation routing
- Replacing commuter parking
- Ferncliff Avenue auto / transit access and routing
- Development of gas station site as gateway building or park
- Should development respect property boundaries or should it be master planned

